

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

August 14, 2008

Minutes

(Subject to Board of Director's approval)

Board President, Todd Matson, called the meeting to order at 6:31 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta, CA.

Also in attendance were:

Laura Foster, Craig Nicholson, Arthur Munoz, (Board Member Marco Innocenti absent) James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Meeting Minutes: The **July Board Meeting minutes** (7/10/08) were reviewed and **approved** as presented.

Treasurer's Report:

	July '08	YTD
Total Income	\$67,705.00	\$576,561.15
Operating Expenses	22,208.16	184,741.02
Reserve Expenditures	15,939.08	104,546.62
Total Expenditures	38,147.24	289,287.64
Transfer to Reserve	(29,557.76)	(316,444.51)
Transfer from Reserve	0	30,000.00
Total in Savings	\$513,636.55	

James N. reported Operating Expenses are approximately 19% below budget allocation. The **July** Treasurer's Report was unanimously **accepted** as presented.

Landscaping: Donated ficus trees to be planted in the creek bed area.

Old Business

The Board addressed:

- **Siding/interior repairs, Unit 104:** City of Goleta authorized start of siding repair to unit; Arthur M. discussed related issues with Dan McLaughlin (City Building Inspector): damages to unit 104 caused by leaks originating in unit above, mold in (104) bathroom due to inoperative fan (Owner's responsibility), structural damage question, publishing final (City Bldg. Insp.) report, repair permitting process and invitation to Mr. McLaughlin to attend next Board meeting. The Board requested James N. seek a second bid for construction of a concrete swale at end of building 7606;
- **Pool repairs:** As noted last meeting, the following pool facility repairs have been rescheduled for an Oct. 1, 2008 start date: plumbing repair, pool deck fiberglass resurface and deck section replacement. Todd M. approved the Chemtrol system replacement, as previously authorized by the Board;

- **Concrete repairs:** Sidewalk section repair completed at building 7630, near the Exercise Rm. & by 7620 # 110; the Board requested James N. seek a bid for repairing the (tree root) lifted sidewalk section at building 7610;
- **Miscellaneous maintenance items:** Board approved removal of deteriorated anti-skid strips on foot bridge; location of pool pump room key sought; Board to follow-up on future repair projects, seeking Homeowners comments / input on the repairs and process;
- **Policy for fumigation:** no further action taken.

New Business

Items addressed:

- **Website: Posting Financials:** Discussion, no action taken;
- **Water leaks:** Should the HOA hire a plumber to determine source of unidentified leaks at units, or leave this action to the effected Homeowners? Board agreed to address in a case-by-case manner;
- **Recording of lien:** Board approved lien filing for units 104 and 256, re: excessive outstanding Association dues;
- **Sump pump repair (unit 119):** Board requested James N. seek second bid on repairs;
- **Owner-occupied Policy (By-law):** Board discussed issue in response to a Homeowner's (unit 132) letter to the Board;
- **Items for September BOD Agenda:** Discuss roof replacement or other large project planning and scheduling; Condition of Common area wrought iron fixtures.

(At this time, the Board adjourned to **Executive Session**)

The August meeting was **adjourned** at 8:32 pm.

The next Board meeting is scheduled for **6:30 pm., Thursday, September 11, 2008**, at the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA. Monthly Board meetings are held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, unless otherwise announced.

Submitted by Bill Bold, Scribe